

1ST READING 2-14-06
2ND READING 2-21-06
INDEX NO. _____

2006-011
DeFoor Brothers Development, LLC

ORDINANCE NO. 11797

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 2300 BLOCK OF NAPIER DRIVE, 7301 AND 7307 MCCUTCHEON ROAD, AND 7301 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 MXU-OZ MIXED USE OVERLAY ZONE TO C-4 PLANNED COMMERCE CENTER ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Beginning at the southwest corner of Lot 3, Final Plan of Resubdivision of Part of Lots 2 and 3, Ed Robinson and G. N. Murray Subdivision, Plat Book 29, Page 228, ROHC, said corner also being in the eastern boundary line of Interstate 75, thence northeast along said east line 1136.66 feet to a point, thence leaving said eastern line southeast some 266 feet to a point, thence southwest some 415 feet to a point located on the proposed right-of-way of McCutcheon Road, thence southwestwardly along said right-of-way some 625 feet to a point, thence leaving said right-of-way bearing northwest some 35 feet to a point, thence southwest some 145 feet to a point, thence northwest some 35 feet to a point located on the cul-de-sac of Napier Drive, thence with and along said cul-de-sac as it curves to the left some 150 feet to a point on the western right-of-way of Napier Drive, thence leaving Napier Drive northwest some 40 feet to a point, thence northwest 159.92 feet to the point of beginning being part of the properties described in Deed Book 6357, Page 455, Deed Book 6681, Page 367, Tracts 1 and 2 of Deed Book 6681, Page 416, Deed Book 6979, Page 402, Deed Book 6979, Page 434, Deed Book 7377, Pages 899, 906 and 927, Deed Book 7378, Page 571, and Deed Book 7395, Page 831, ROHC. Tax Map 149H-A-002 thru 004, 005(part), parts of 021 thru 022.02, and 149-A-B-001 and 002.

from R-4 MXU-OZ Mixed Use Overlay Zone to C-4 Planned Commerce Center Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Review of traffic plan and requirements of the City Traffic Engineer;
2. Lighting from any commercial or office development needs to be directed away from the abutting R-1 properties; and
3. The use to be incorporated in the MXU development with no access to Napier Drive.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

February 21, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 2/27, 2006


MAYOR

DML/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



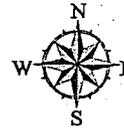
CHATTANOOGA

CASE NO: 2006-0011

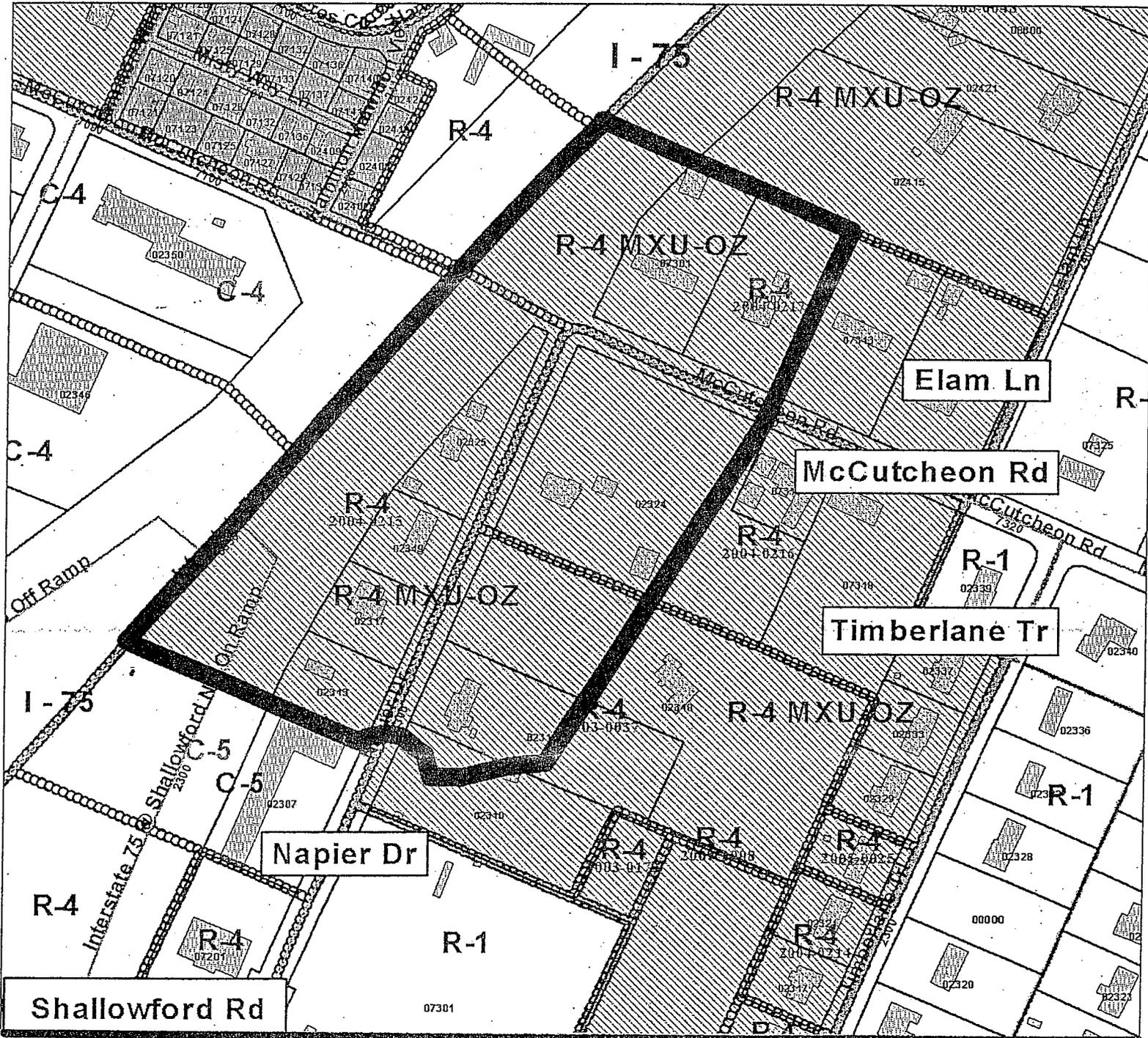
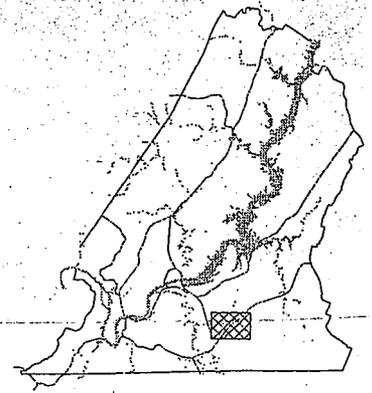
PC MEETING DATE: 1/9/2006

FROM: R-4 MXU-OZ

TO: C-4



1 in. = 220.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-011: Approve, subject to:

- 1) Review of traffic plan and requirements of the City Traffic Engineer;
- 2) Lighting from any commercial or office development need to be directed away from the abutting R-1 properties; and
- 3) The use be incorporated into the MXU development with no access to Napier Drive.

2006-011

I-75

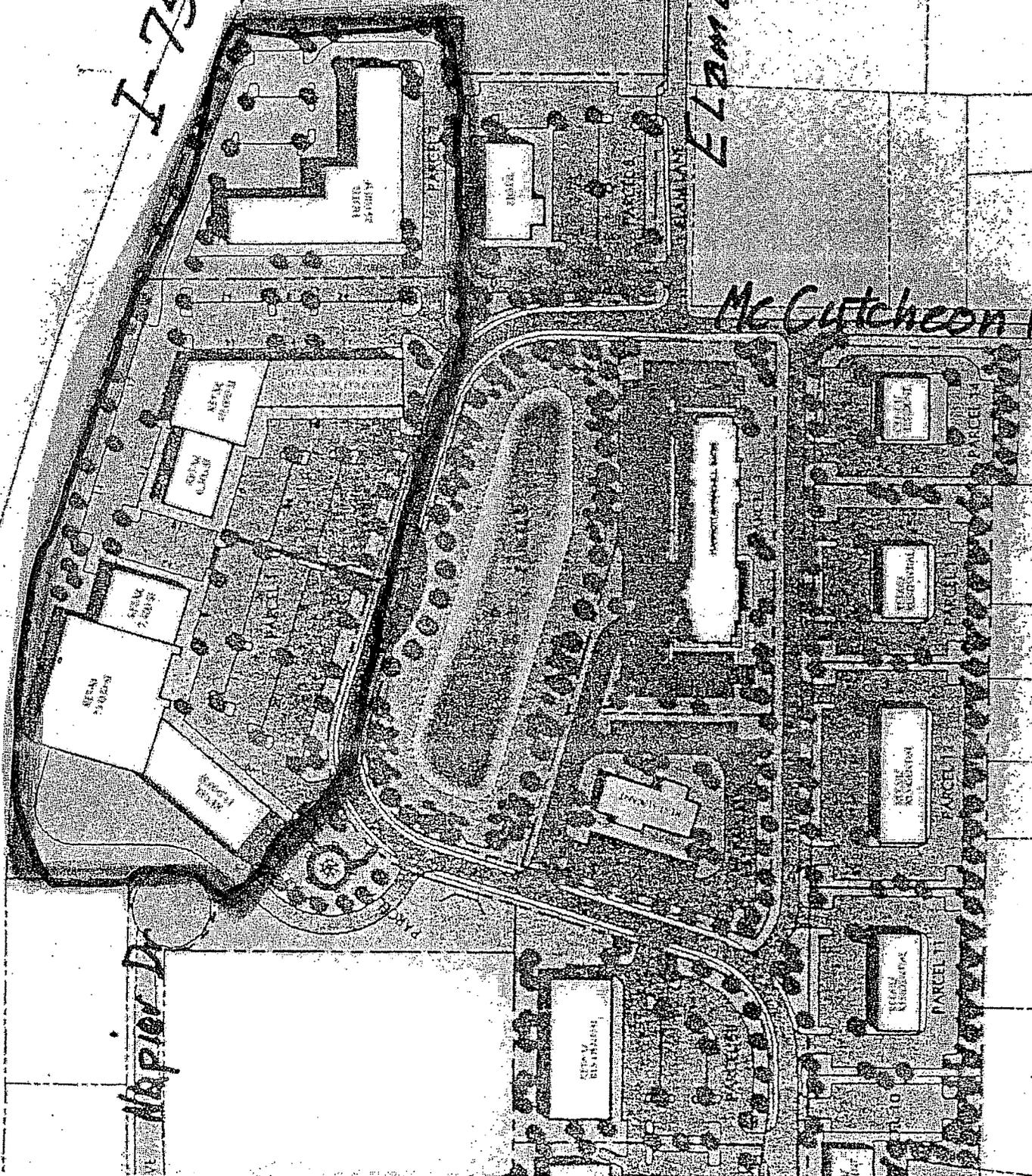
N7W0277
ELAM LN

McCutcheon Rd

Napier Dr

PARCEL 9
17.00 AC

0.74 AC
0.77 AC
0.52 AC
0.58 AC
0.53 AC
1.09 AC
1.14 AC



SUMMARY	PROPOSED USE	BLDG.S.F.	PARCEL SIZE	SUMMARY	PROPOSED USE	PARCEL SIZE
PARCEL #1	RETAIL & RESIDENTIAL (11 UNITS) *	73,000 S.F. (RETAIL) & 10,000.F. (RESIDENTIAL)	7.353 ACRES	✓ PARCEL #10	RETAIL/RESIDENTIAL **	0.86 ACRES
PARCEL #2	HOTEL (ONLY)	25,000 S.F.	2.74 ACRES	✓ PARCEL #11	RETAIL/RESIDENTIAL **	1.24 ACRES
PARCEL #3	HOTEL	17,423.S.F. FOOTPRINT (52,235 G.S.F.)	2.376 ACRES	✓ PARCEL #12	RETAIL/RESIDENTIAL **	1.51 ACRES
PARCEL #4	RETAIL/RESTAURANT	6,800 S.F.	1.686 ACRES	✓ PARCEL #13	RETAIL/RESIDENTIAL **	1.21 ACRES
PARCEL #5A	RETAIL/RESTAURANT	12,000 S.F.	1.62 ACRES			
PARCEL #5B	RETAIL/RESTAURANT	14,070 S.F.	1.86 ACRES			
PARCEL #6	CIVIC/POND	N/A	3.368 ACRES			
PARCEL #7	CIVIC/DRAINAGE	N/A	1.017 ACRES			
PARCEL #8	HOTEL	8,000 S.F.	1.73 ACRES			
PARCEL #9 A	OFFICE/RESIDENTIAL **	N/A	7.00 ACRES			
PARCEL #9 B	LIBRARY	2,000 S.F.	0.62 ACRES			

2006-009,010,011,013

ZONING SUMMARY

PARCEL # 1 & 2 (10.093 ACRES)	C-2 (PROPOSED)
PARCELS #3 THRU #13 (26.097 ACRES)	MXU-OZ
MIXED USE OVERLAY ZONE REQUIREMENTS	
ACREAGE TOTAL	26.097 ACRES
ALLOWABLE AREA	
CIVIC USE (10% MIN.)	2.61 ACRES (+1.76)
LODGING & RETAIL (50% MAX.)	13.048 ACRES
RETAIL (35% MAX.)	9.134 ACRES (-0.852)
LODGING W/ RETAIL @ 35% MAX.	3.915 ACRES (-0.191)
RESIDENTIAL UNITS	21 (REQUIRED)

PROPOSED SUMMARY

FUNCTION(USE)	PARCELS	TOTAL AREA
CIVIC	6 & 7	4.385 ACRES
RETAIL/REST.	4, 5A, 5B, 10, 11, 12 & 13	9.986 ACRES
LODGING	3 & 8	4.106 ACRES

